

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 3, 2016

The meeting was called to order at 7:30 p.m. by Chairman Richard Jordan and the Pledge of Allegiance was recited.

Present: Richard Jordan, Charles Kalemjian, Sam Matthews, Nancy Kane and Alice Johnson.

Absent: Bill Flanagan, John Marbach and ex-officio member Don Greenleaf

Also Present: Township Manager Doug Hanley; Zoning Officer/Building Inspector Tom Cooke; Assistant Zoning Officer Tara Caputo and Township Engineer Ted Gacomis.

Minutes: Mrs. Kane made a motion to approve the minutes of January 6, 2016. Mr. Kalemjian seconded and the motion was carried.

Hankin Group – Lot #24 – Conditional Use: Recommendation for Approval

During previous meetings, The Hankin Group proposed a Planned Life Care facility on the corner of Stockton Dr. and Rice Blvd. adjacent to Eagleview Town Center. This facility will contain both independent living apartments as well as assisted living and memory care units. Numerous concerns were brought up by the Planning Commission members and have been addressed by the Applicant.

Mr. Fisher, along with Rita Stevens, Owner/Operator of similar facilities, and Mike Malloy, Attorney, were present to discuss the project and answer any questions the Commission may have.

The Applicant is currently scheduled for a Conditional Use Hearing on February 8, 2016 to request the following:

1. **Section 508.6.k** – Approval for a Planned Life Care Facility in accordance with the requirements of Section 508.13 and 806.4. The “use” is permitted by Conditional Use but Applicant must show that the project is age appropriate and accommodations will be made according to all aspects of the Zoning Ordinance.
2. **Section 607.2.e(2) and 508.13(10)** – Request to place 20% of the required parking in reserve. This item is supported in review letters from the Township Engineers.
3. **Section 611.b** – Request that portions of the building be utilized for restaurants, cafes or other places serving food and beverages. The proposed buildings will have dining facilities that are allowed by Conditional Use.
4. **Section 611.c** – Non-residential structure on one lot that contains more than 40,000 s.f. or combined parking space count of over 200.

5. **Section 508.13.4 and 508.6** – Building height of 63 feet with the corresponding reductions in impervious and building coverages.
6. **Section 508.13.5** – Maximum building length of 345 feet.

The Applicant has received review letters from E.B. Walsh dated January 29, 2016; Burns Engineering dated January 14, 2016 & February 2, 2016; Stubbe Consulting dated January 5, 2016; and Tom Brown dated January 18, 2016 & February 1, 2016. All letters are “clean” and have addressed all previous concerns.

The Planning Commission members had the following questions:

1. Has the Fiscal Impact Fee been determined? Mr. Fisher said, “Yes”.
2. Are the provided parking spaces close enough to the buildings for the residents? Mr. Fisher stated that 2 studies were conducted to determine that there is enough parking and that the parking is within a reasonable distance from the residences. Buildings A & B (independent living buildings) have sufficient parking for one vehicle per unit, which will be numbered. These spaces will be under the building (143 available) and the other spaces will be adjacent. Visitor parking is also located along the surrounding roadways.

The Assisted Living building has parking for visitors at the front entrance of this building and there is also an area designated for employee parking next to this building.

3. Will any of the intersections have traffic lights? At this time, there is no warrant for a light. There will be a low generation of traffic. This is supported by the Burns Engineering review letter. The Hankin Group is responsible for on-going traffic reporting for warrants for Rice Blvd. and Stockton Dr. and for the installation of signals should the warrants be met.

Mr. Matthews made a motion to recommend Conditional Use approval for Lot #24 contingent on the items outlined in all the review letters listed above. Mrs. Kane seconded and the motion was carried.

ANNOUNCEMENTS :

1. 2/08 – Board of Supervisors Regular Meeting & Conditional Use Hearings – Knauer Lionville Self Storage & Hankin, Lot #24 – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 7:55 p.m. Mrs. Johnson seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper